



Kendal

£275,000

64 Hayclose Crescent, Kendal, Cumbria, LA9 7NT

Located on the southern edge of Kendal, this well-presented three-bedroom end-terraced home offers a fantastic opportunity for first-time buyers or young families seeking convenience, space and a touch of modern comfort. Perfectly positioned, it's within walking distance of Oxenholme Train Station and offers swift access to Junction 36 of the M6. Local parks, major supermarkets and reputable schools are just a stone's throw away, making this an ideal location for family life.

Quick Overview

- Well presented end terraced home
- Three Bedrooms
- Convenient location
- Suited for first time buyers and young families
- Fitted kitchen with integrated appliances
- Detached garage with home office
- Modern updates
- Landscaped rear garden for low maintenance
- Driveway parking
- Ultrafast Broadband Available



3



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1



C



Ultrafast
Broadband
available



Driveway Parking

Property Reference: K7179



Entrance Hall



Living Room



Living Room



Kitchen

The home enjoys off-road parking for two vehicles and features a detached outbuilding that adds real versatility to the property. One half of the outbuilding is a secure garage, accessed via an electric roller door from the rear lane, with ample shelving, ideal for garden tools and general storage. The other half, accessed through the garden via French doors, has been converted into a fully insulated and decorated garden room. Complete with wood-effect flooring, spotlights and French doors, this space currently serves as a comfortable home office and playroom. The landscaped rear garden has been designed for low maintenance and features modern LED strip lighting along the path leading to the garden room, perfect for evening ambiance and practical use.

Inside, a welcoming front porch provides practical space for coats and shoes before leading into the main hallway. To the right, the spacious living room features a stylish media wall with a contemporary glass electric fireplace, creating a cosy focal point. This room also benefits from a generous under-stairs storage cupboard, offering valuable hidden storage.

To the rear, the dining kitchen has been updated with navy wall and base units, complemented by sleek black granite worktops and a practical breakfast bar, ideal for casual dining or entertaining. Integrated appliances include a double oven and grill, 4-ring gas hob, extractor fan, microwave, dishwasher, washing machine and an inset sink with drainer, with additional space for a tumble dryer. A rear porch leads conveniently out to the garden.

Upstairs, the first floor offers three bedrooms and a family bathroom. The main bedroom is a generous double with a front aspect and ample space for freestanding furniture, making it a comfortable and relaxing retreat that's ready to suit a new owner's individual needs. The second double bedroom enjoys rear-facing views toward the distant Lakeland fells and includes built-in wardrobes housing the boiler. The third bedroom is a single, ideal for use as a nursery, dressing room or home office and includes a built-in storage cupboard. The bathroom is finished in a neutral tone with wooden flooring and spotlights; comprising a panelled bath with overhead shower, vanity wash hand basin and WC.

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Acomodation with approximate dimensions:

Entrance Porch:

Hallway:

Living Room: 13' 7" x 12' 4" (4.15m x 3.76m)

Dining Kitchen: 15' 4" x 9' 5" (4.69m x 2.89m)

Rear Porch:



Kitchen



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

First Floor:

Bedroom One: 13' 8" x 9' 0" (4.18m x 2.76m)

Bedroom Two: 9' 4" x 9' 4" (2.87 MAX m x 2.85m)

Bedroom Three: 8' 10" x 5' 11" (2.71m x 1.82m)

House Bathroom:

Garage: 7' 6" x 13' 1" (2.31m x 4.00m)

Garden Room: 9' 0" x 12' 7" (2.75m x 3.86m)

Property Information

Parking: Driveway parking

Services: Mains gas, mains electricity, mains water and mains drainage

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax band B

Energy Performance Certificate The full energy performance certificate is available on our website and in our offices.

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Rear Garden



Detached Garage

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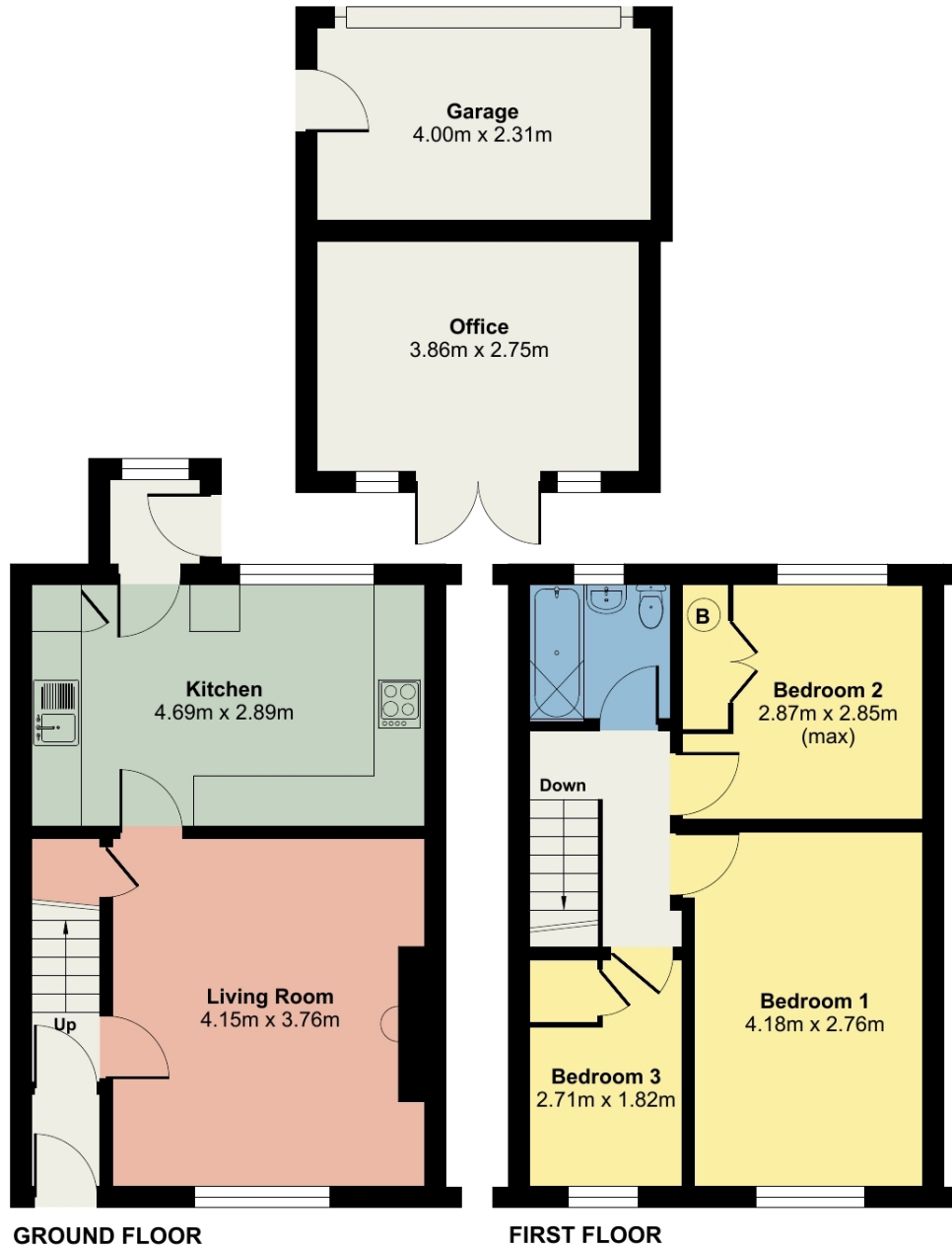
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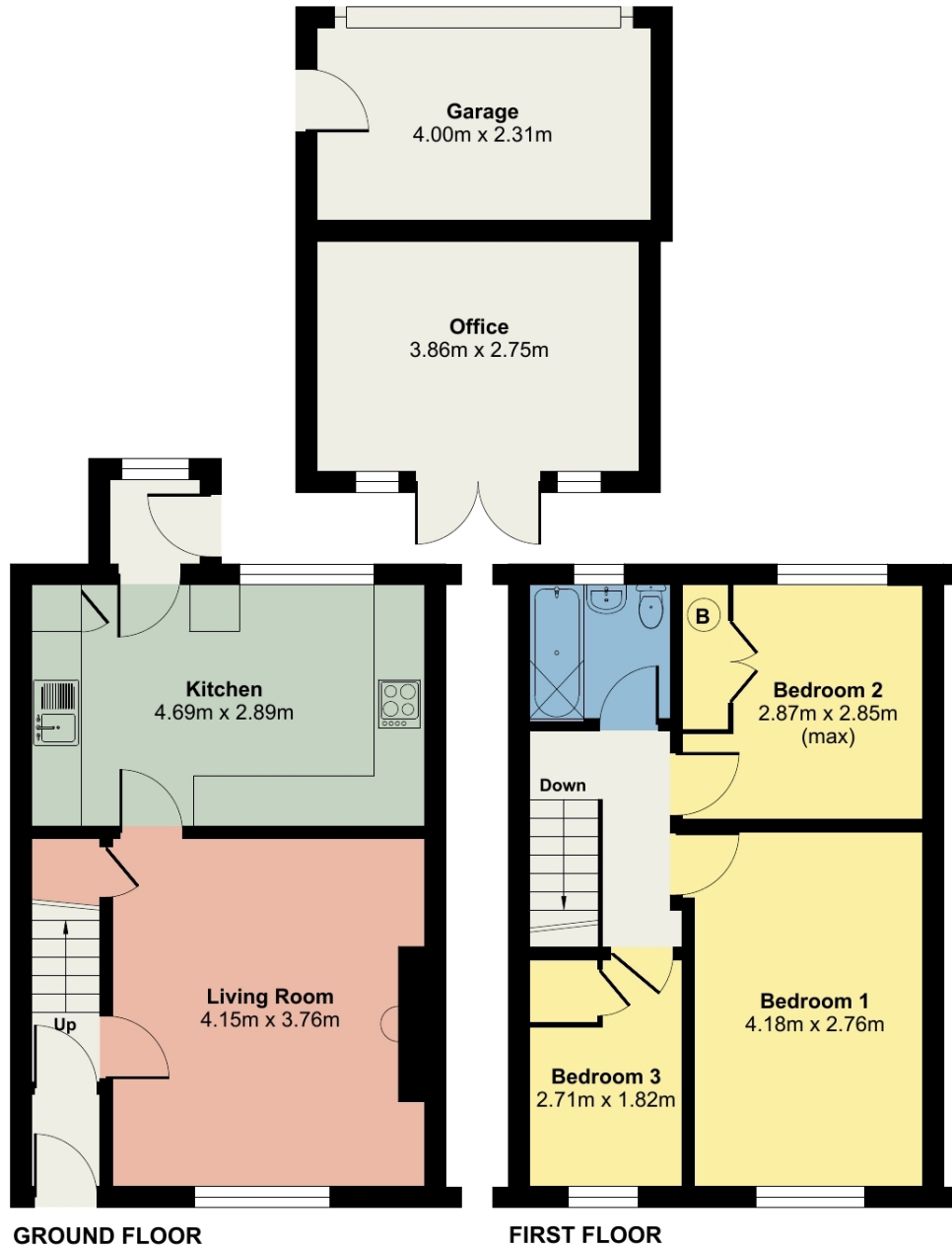
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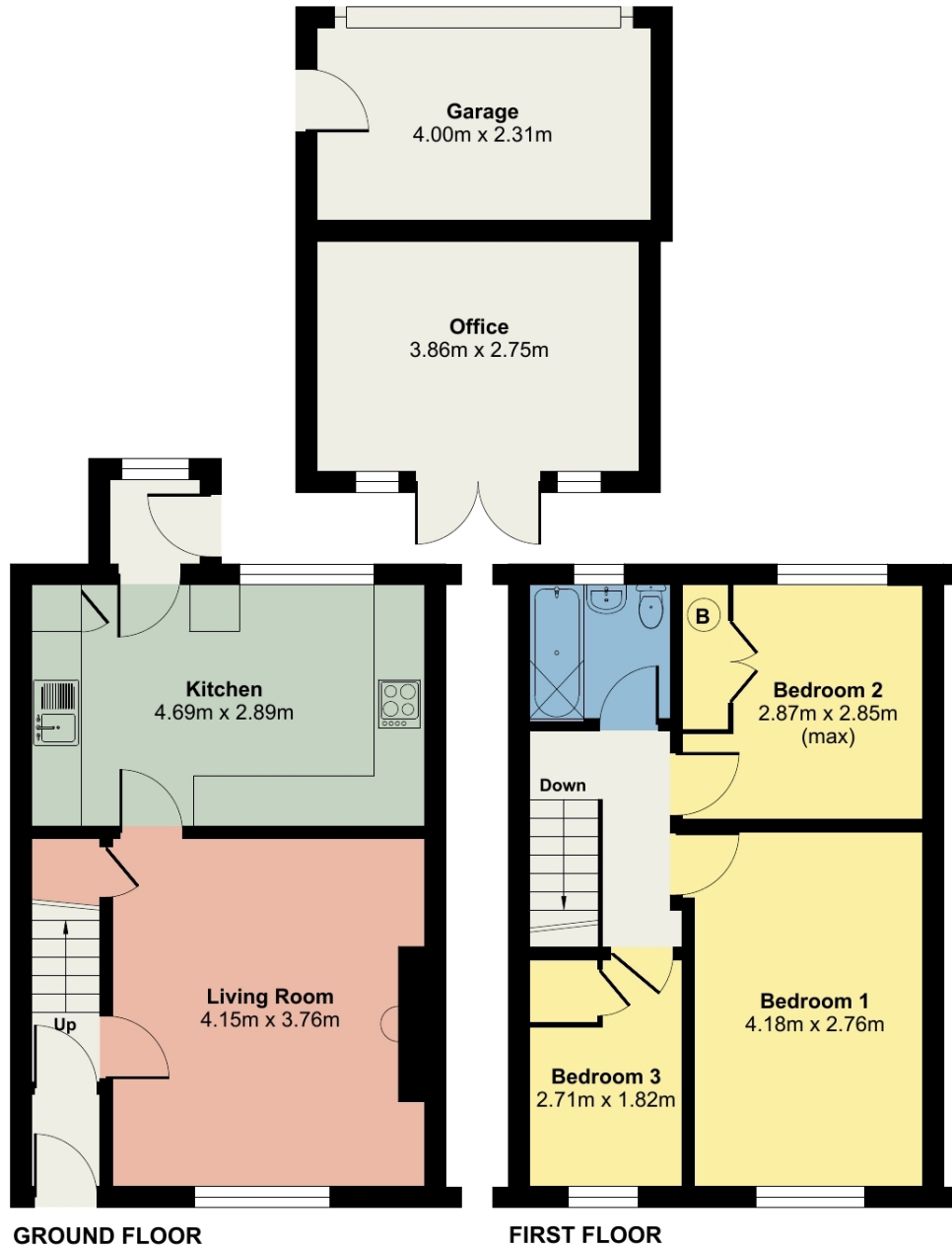
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House Bathroom



Garden Room



Rear Garden



Detached Garage

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Meet the Team

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Hayclose Crescent, Kendal, LA9

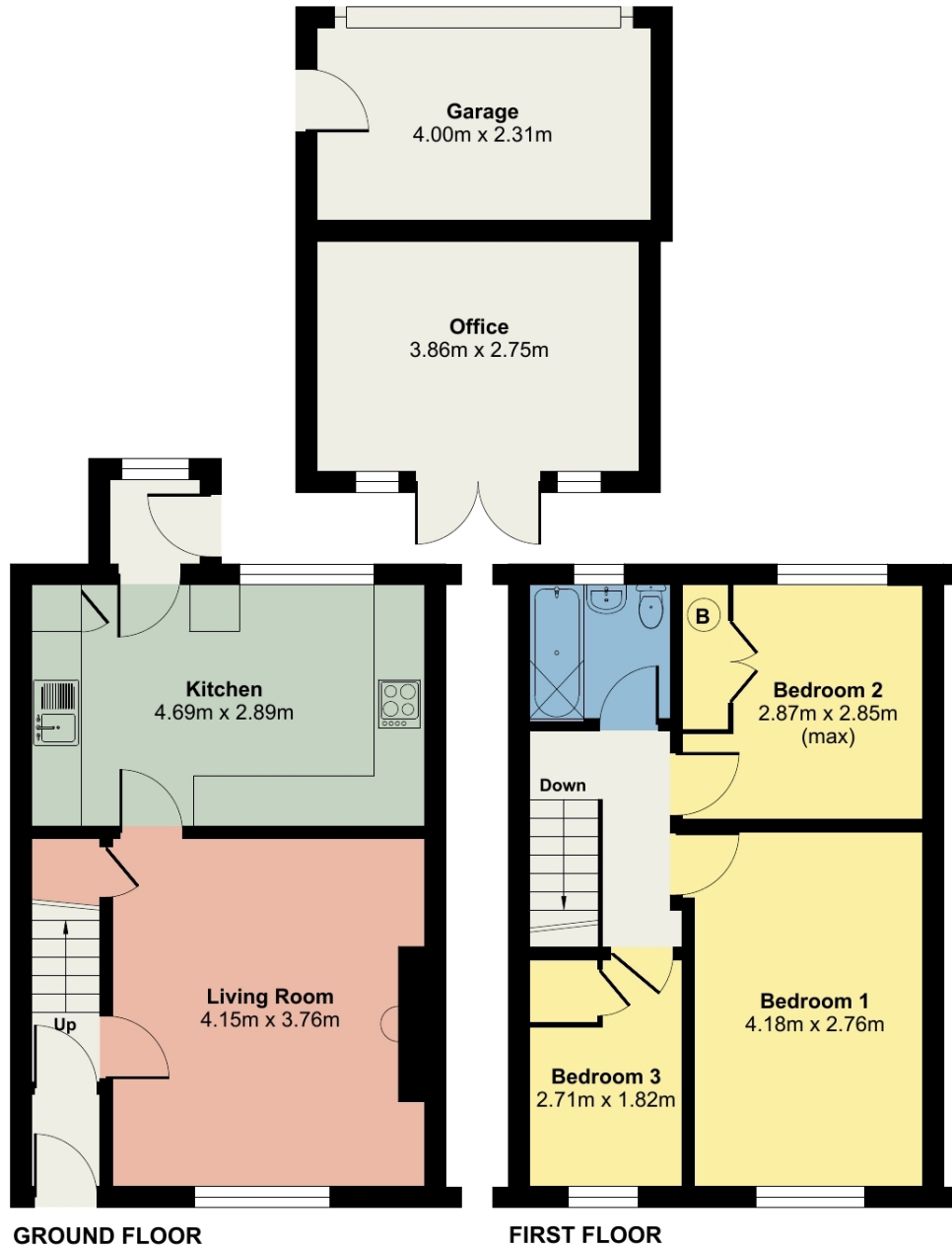
Approximate Area = 743 sq ft / 69 sq m

Garage = 99 sq ft / 9.1 sq m

Office = 114 sq ft / 10.5 sq m

Total = 956 sq ft / 88.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1360297

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Kendal

£275,000

64 Hayclose Crescent, Kendal, Cumbria, LA9 7NT

Located on the southern edge of Kendal, this well-presented three-bedroom end-terraced home offers a fantastic opportunity for first-time buyers or young families seeking convenience, space and a touch of modern comfort. Perfectly positioned, it's within walking distance of Oxenholme Train Station and offers swift access to Junction 36 of the M6. Local parks, major supermarkets and reputable schools are just a stone's throw away, making this an ideal location for family life.

Quick Overview

- Well presented end terraced home
- Three Bedrooms
- Convenient location
- Suited for first time buyers and young families
- Fitted kitchen with integrated appliances
- Detached garage with home office
- Modern updates
- Landscaped rear garden for low maintenance
- Driveway parking
- Ultrafast Broadband Available



3



1



1



C



Ultrafast
Broadband
available



Driveway Parking

Property Reference: K7179



Entrance Hall



Living Room



Living Room



Kitchen

The home enjoys off-road parking for two vehicles and features a detached outbuilding that adds real versatility to the property. One half of the outbuilding is a secure garage, accessed via an electric roller door from the rear lane, with ample shelving, ideal for garden tools and general storage. The other half, accessed through the garden via French doors, has been converted into a fully insulated and decorated garden room. Complete with wood-effect flooring, spotlights and French doors, this space currently serves as a comfortable home office and playroom. The landscaped rear garden has been designed for low maintenance and features modern LED strip lighting along the path leading to the garden room, perfect for evening ambiance and practical use.

Inside, a welcoming front porch provides practical space for coats and shoes before leading into the main hallway. To the right, the spacious living room features a stylish media wall with a contemporary glass electric fireplace, creating a cosy focal point. This room also benefits from a generous under-stairs storage cupboard, offering valuable hidden storage.

To the rear, the dining kitchen has been updated with navy wall and base units, complemented by sleek black granite worktops and a practical breakfast bar, ideal for casual dining or entertaining. Integrated appliances include a double oven and grill, 4-ring gas hob, extractor fan, microwave, dishwasher, washing machine and an inset sink with drainer, with additional space for a tumble dryer. A rear porch leads conveniently out to the garden.

Upstairs, the first floor offers three bedrooms and a family bathroom. The main bedroom is a generous double with a front aspect and ample space for freestanding furniture, making it a comfortable and relaxing retreat that's ready to suit a new owner's individual needs. The second double bedroom enjoys rear-facing views toward the distant Lakeland fells and includes built-in wardrobes housing the boiler. The third bedroom is a single, ideal for use as a nursery, dressing room or home office and includes a built-in storage cupboard. The bathroom is finished in a neutral tone with wooden flooring and spotlights; comprising a panelled bath with overhead shower, vanity wash hand basin and WC.

Stylish, well-located and ready to move into, this delightful Kendal home is a rare find in a popular part of town and offers an excellent opportunity for those seeking their first home or a family-friendly space, close to everyday amenities and transport links.

Acomodation with approximate dimensions:

Entrance Porch:

Hallway:

Living Room: 13' 7" x 12' 4" (4.15m x 3.76m)

Dining Kitchen: 15' 4" x 9' 5" (4.69m x 2.89m)

Rear Porch:



Kitchen



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

First Floor:

Bedroom One: 13' 8" x 9' 0" (4.18m x 2.76m)

Bedroom Two: 9' 4" x 9' 4" (2.87 MAX m x 2.85m)

Bedroom Three: 8' 10" x 5' 11" (2.71m x 1.82m)

House Bathroom:

Garage: 7' 6" x 13' 1" (2.31m x 4.00m)

Garden Room: 9' 0" x 12' 7" (2.75m x 3.86m)

Property Information

Parking: Driveway parking

Services: Mains gas, mains electricity, mains water and mains drainage

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax band B

Energy Performance Certificate The full energy performance certificate is available on our website and in our offices.

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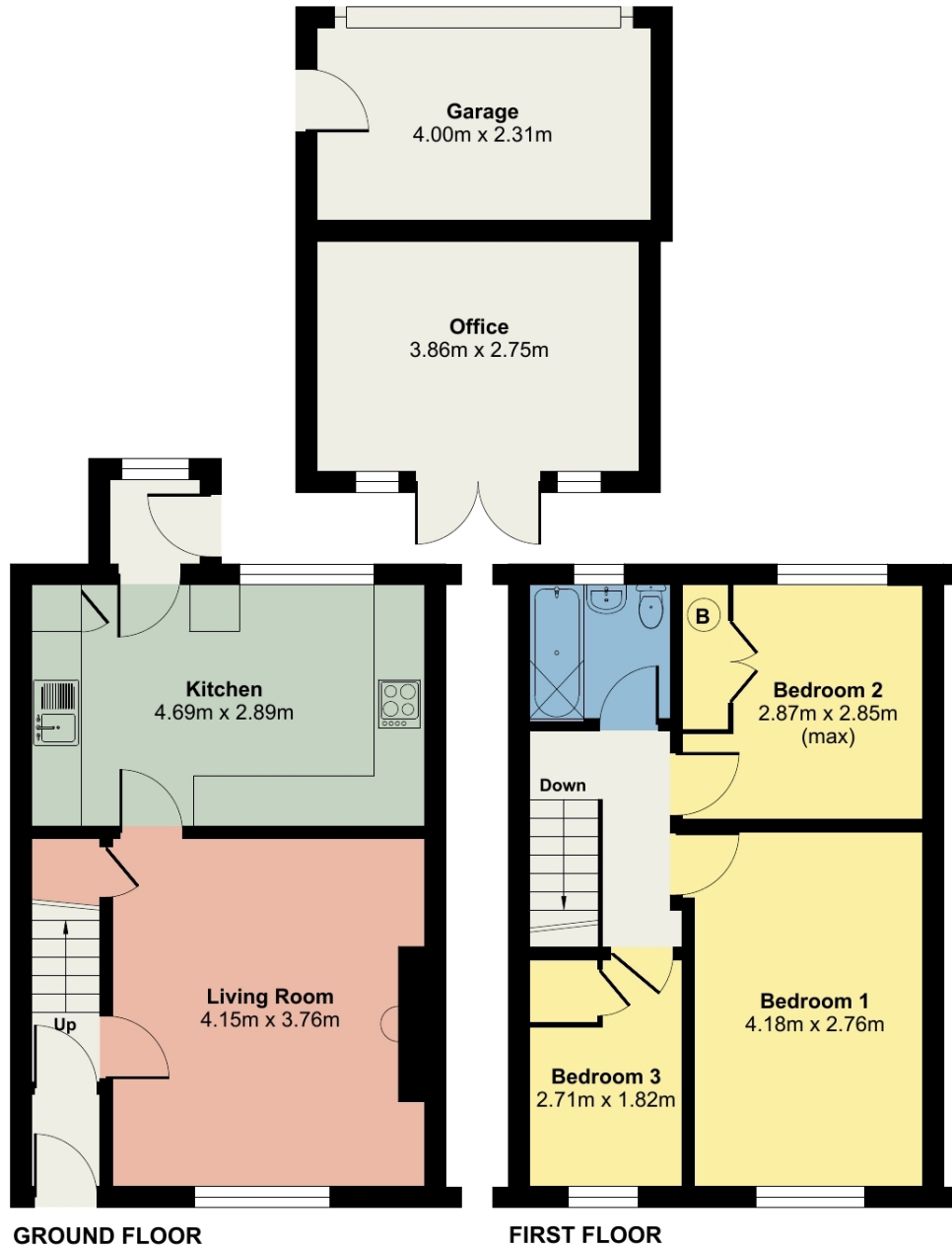
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